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Carman-Winnipeg District Red River Valley Lands

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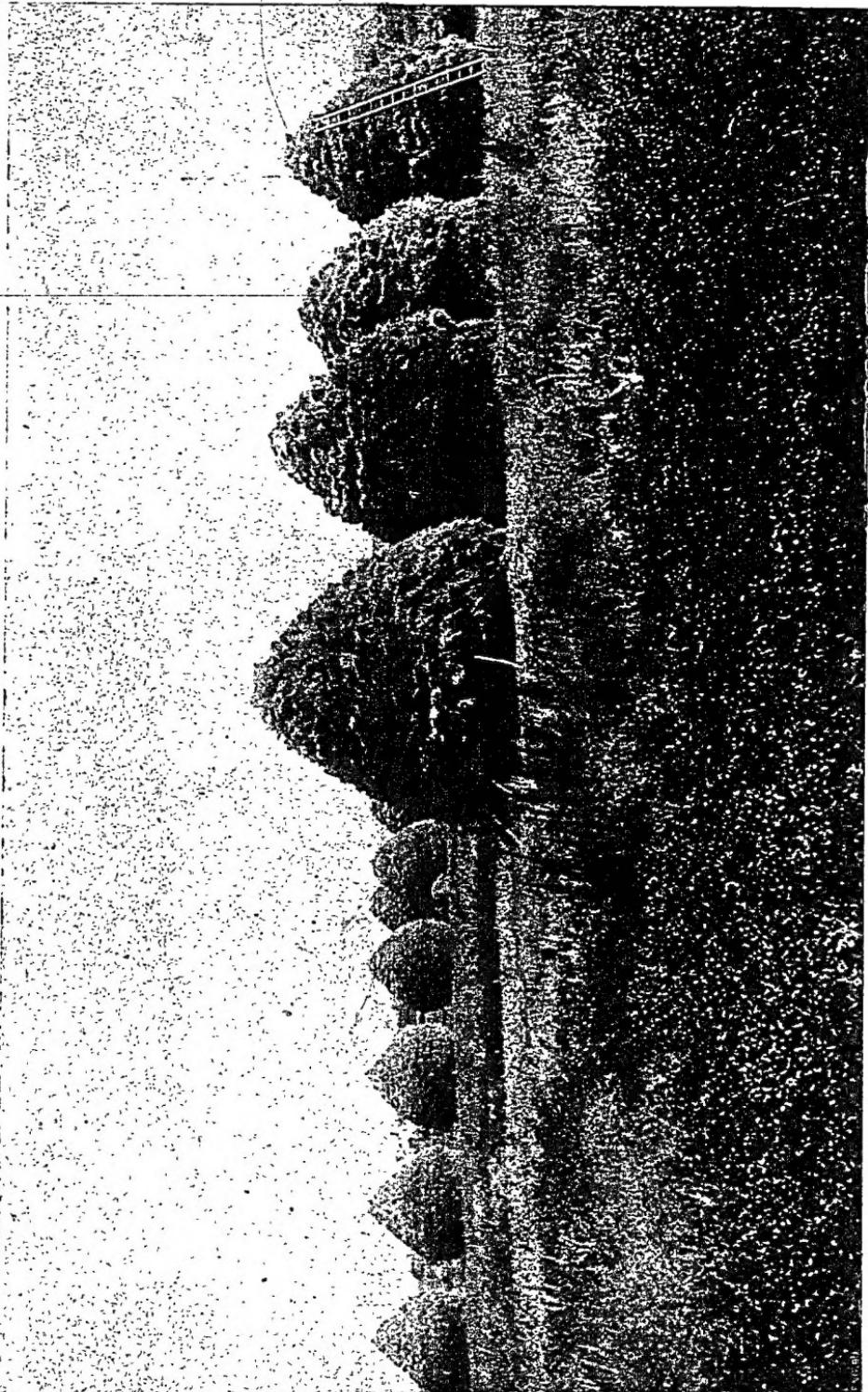
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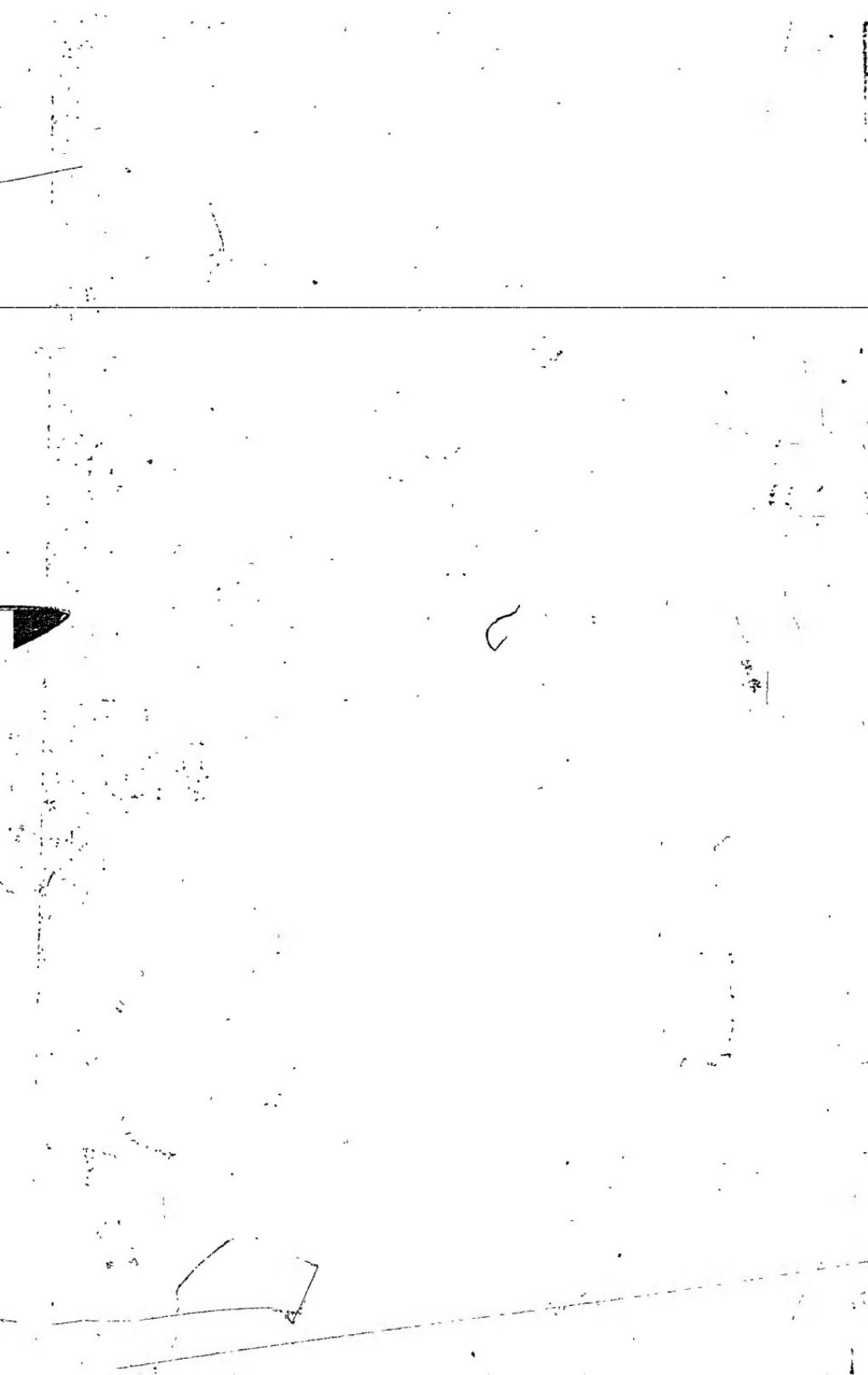
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Wheat in Stack in Carman District.





MANITOBA

Canada

The Carman-Winnipeg District Red River Valley



This pamphlet is written for the purpose of setting before would-be settlers, and particularly American investors, the peculiar advantages of the Carman district as a wheat-raising and mixed farming section. A wide area of the best of the celebrated "Red River Valley" is tributary to Carman, as a wheat market, a railway, banking, and general distributing centre. For these purposes its influence extends over a greater portion of the map attached hereto, viz.: from Range 2 East to Range 8 West, sixty miles, and from Township 3 to Township 10 North, forty-two miles, and comprises the County of Dufferin, parts of Macdonald, Morris, Lorne, Stanley and South Norfolk.

The *Town of Carman* (about 2,000 population) is the largest, liveliest and prettiest in Southwestern Manitoba, beautifully situated on the banks of the Boyne River, well sheltered by oak, elm, and poplar groves,—the centre of this magnificent, fertile, agricultural district, in the far famed Red River Valley, where crop failures are unknown. It is about fifty miles southwest of Winnipeg, (a great, growing, progressive metropolitan city of nearly 50,000 people); has two banks (branches of the Bank of Hamilton and Union); seven elevators with a storage capacity of about two hundred and seventy-five thousand bushels, others to be built on the Canadian Northern Railway line; which has just entered the town; two good roller mills; large steam, sash, door and planing mills; a foundry and machine shop; fine brick kiln, capacity one million bricks per annum; very large skating and curling rink; abundance of pure water, clean and healthy; good water power. Over two million bushels of wheat are grown and marketed in the district tributary to the town. About four hundred new buildings; among them many substantial brick business blocks and residences, have been erected during 1899, 1900 and this year; our six-roomed school building, just burned, is to be replaced with a fine, solid brick, ten-room structure; there are seven-

churches, solid brick, four-story college, daily train service. Two competing lines of railway, with a third in the near future ensures a railway centre for the town and convenient market for the district. Pembina Mountain wood, with good prospect of a "coal find," ensures abundance of cheap fuel, while the recent discovery of cement, (equal to the best Portland), in unlimited quantity, Davenport clay, graphite, gypsum and other minerals, the establishment of a pressed-brick making plant with a capacity of thirty thousand per day, eighteen miles west of the town, to be reached by the C. N. R. in a few days, ensures cheap and good building material. There are pleasant drives and abundant game in the vicinity. So much for the town.

As for the surrounding district; it would be hard to exaggerate its capabilities for grain-growing, stock-raising, or dairying. The simple statement that it is the cream of the Red River Valley land ought to be an all-sufficient guarantee of its quality, productiveness and desirability for residence. To all Americans who have knowledge and experience of the "Red River Valley" land to the south we can say "it is equal to or superior to, your best."

To the northwest of Carman we have black sandy loam lands, with clay subsoil, with more or less scrub, very suitable for mixed farming or ranching purposes, at prices ranging from \$2.00 to \$3.50 per acre on easy terms of payment. Northeast, south and southwest from Carman lies the great wheat-growing, open prairie country, almost level, slightly undulating sufficient to give good drainage, unsurpassed, if equalled, anywhere on earth, with its rich, black clay loam, from one foot to four feet in depth, with a heavy clay subsoil. We have thousands of acres of these lands for sale at from \$5.00 to \$12.50 per acre.

It is not necessary to dilate further on the excellencies of soil, climate, etc., of this district. Further on in this pamphlet we give geographical, geological and historical sketches of part of Manitoba, also some general information concerning our educational and municipal institutions, which we hope will be interesting and instructive, serving to correct wrong impressions, and dispel a certain prejudice often found among Americans against Canada and Canadian institutions. We have a non-political, incorruptible judiciary system, of which every Canadian is proud; as it ensures equal justice to every man, whatever his creed, color, or politics may be—we have a *free* country and are a *free* people in the broadest sense of the term. "A Government of the people, *by* the people." (Representative, self-government), we make our own laws, we are not vassals of the Crown, under *coercion*, no coercion has ever been attempted, and none would be tolerated. There is no violent change in the circumstances of life, or in social conditions by removing to Canada, and many Americans have become enthusiastic admirers and supporters of our governmental systems, after becoming residents of our country. He can aspire to, and be eligible for, election to any position of honor, or responsibility, whether municipal or parliamentary, local, provincial or federal, as soon as his character and acquirements entitle him. There is no fetter, or ban on progress or ambition. We welcome good men from everywhere, especially the Americans, whose enterprise and experience with similar soil and climatic conditions give them a peculiar fitness for successful operations in Canada,—besides that, you are "chips off the old block," and "blood in thicker than water."

CROP YIELDS.

We have seen no reports published from Carman District, and so have collected a few from different directions, which we append.

Wm. Louth, of 24-6-7 west, sandy loam soil, has kept a record for four years.

1898.....	24	bushels wheat per acre.
1899.....	22	" " "
1900.....	12	" " "
1901.....	23	" " "

F. Kane, N. E. 12-6-7 W., 25 bushels per acre.

Mr. McKerlie, on 6-6-7 W., 27 1/2 bushels per acre.

Mr. Moyle, N. E. 3-7-6 W., over 25 bushels per acre.

Thos. Harrison, in 6-6, over 25 bushels per acre.

George Gray, 26 and 36-6-6 W., over 25 bushels per acre.

The above are all west and northwest of Carman, on sandy loam land.

Richard Garnet, south of Carman, N. 1-2 23-5-5 W., had 145 acres of wheat, which averaged 25 bushels to the acre, 50 acres of it going 35 bushels per acre.

Wm. Anderson, on 16-7-2 W., averaged 25 bushels per acre.

J. P. Garnett, 17-6-3 W., who first settled on the Portage Plains, moved to Carman district, as he says "to better myself." The result has exceeded his anticipations and is a tribute to his good judgment. In 1899 he threshed 36 1/4 bushels wheat per acre from 326 acres. In 1900 he had 420 acres wheat, 100 acres being summer-fallow, lodged and only yielded 10 bushels per acre, notwithstanding his crop of 420 acres averaged 25 bushels per acre. In 1901 he has 500 acres of wheat, has already threshed over 10,000 bushels, and has a day and a half threshing yet to do. Mr. Garnett is an example of what industry, push and common sense can do, when coupled with Carman district land. He now lives retired in Carman, while his sons occupy the farm, with its fine, comfortable house, elegant granaries and stables. Mr. Garnett is not ashamed to tell you that he borrowed the \$10 which paid his entry fee for homestead on Portage Plains a few years ago.

Wm. Kilpatrick, W. 1-2 10-6-3 W., has threshed 30 bushels wheat per acre this year.

Jos. Rutledge, E 1-2 5-7-3 W., threshed in 1891 from 318 acres, 19,000 bushels wheat, and 3,000 bushels oats and barley. In 1895, 7,000 bushels wheat, and 4,000 oats and barley. Statistics are not complete as farm has been rented. There is a great crop this year, but not yet threshed.

E. C. Pell, E. 1-2 31-6-3 W., threshed 8,000 bushels from 280 acres in 1891

Part of this land has been continuously cropped to wheat ever since, without summer-fallowing or manuring, and produced good crops every year, including 1900 and this year.

Thos. R. Ferris bought S. 1-2 26-6-3 W. in 1897, for \$3,000, broke and backset 130 acres. In 1898 he threshed 7,000 bushels wheat, which he sold for 57¢ per bushel. He then sold the S. E. 1-4 (unbroken) for \$3,000, and purchased the N. E. 1-4 of 22. He now owns S. W. 1-4 26 and N. E. 1-4 22-6-3 W. He has threshed over 30 bushels to the acre so far, off 26-6-3 W., and by far the best part of his crop remains to be threshed yet, which Mr. Ferris expects to average 35 bushels to the acre.



The above are not isolated examples of phenomenal yields, by any means. Instances of profitable farming and investment might be multiplied almost indefinitely, covering the whole district, and would read like exaggerated romance. They are facts, however, easily attested; we doubt if equal evidence of soil fertility can be produced from any other district, thus entitling it to its claim to be called "The Garden of Manitoba."

West of Carman, on black, sandy loam lands, we have several men who have made a great success of mixed farming. They have splendid yields of wheat, and coarse grains, the latter are fed to cattle and hogs, which are always in demand at the local or Winnipeg markets at good prices. Most of the farmers have cream separators, and ship their cream to Winnipeg, for which special facilities are provided by the railways. The result is a successful farming district, as evidenced by the growing bank accounts and mortgage loans and investments made by the proprietors.

MONEY-MAKING CHANCES.

The opportunity for profit from land investments in the Carman district can hardly be over-estimated. Any number of instances could be given of large profits accruing to purchasers during the last three years. There has been a larger movement in Carman district lands than anywhere else in Manitoba, and the acreage sold would have been much larger were it not for the influence brought to bear on intending purchasers and investors, who, upon arriving in Winnipeg, were informed by parties interested in Western lands, that the lands in Carman district were selling at \$20 to \$25 per acre. It is true that uncultivated lands were sold at the School Lands' sale at \$15, \$20, \$25, \$28, and as high as \$32.50 per acre, but there were thousands of acres of good land for sale at \$4 to \$10 per acre then, and though we have sold many thousand acres this year and every year during the last three years, we have some valuable tracts yet of A1 arable land for sale direct from the owners at from \$6 to \$15 per acre. Many of these lands are just as good as lands sold at \$25, \$28 and \$32, and will sell just as high later on.

We have sold many parcels of land three times over within a few months, each time at a good advance. It is a common occurrence for an investor to make 25, 50 and 100 per cent. in three or four months. We know of a quarter section sold at \$400, and re-sold at \$1,280 in two months, and is worth \$1,600 now.

We know of whole sections bought at \$3.00 and sold at \$6.00 within six months; a quarter section bought at \$1,900, after breaking 120 acres, re-sold at \$4,000 in three months from date of purchase.

There is a steady, healthy, but none the less marvelous advance in values of lands in the Carman district. The flood of immigration and investment from the States is sweeping over Manitoba. The "knowing ones," who have made money in Dakota and Iowa lands, are quick to "see a goodthing" and are getting "on the ground floor."

There will be money in \$8 to \$10 lands, and we have some beauties for sale near schools and railway, near neighbors too. The advance in values will be much more rapid than in the States, because we have a larger area of better soil together, because your available good lands, uncultivated, are scarce, because our lands are better producers, (east of Carman in 6-3 are some lands which have been cropped for from nine to twenty-two years, in succession, to wheat, without manuring

or summer-fallowing, and yet produce a grand crop.) Because the tide of immigration is directed toward Manitoba now. Because of the better railway facilities and roads than obtained during the early settlement of the Dakotas, and the other Northwestern States.

The following is taken from the Official Crop Bulletin just published for the Province of Manitoba:

Average yield per acre for 1901:

Wheat.....	25.1	bushels.
Oats.....	40.3	"
Barley.....	34.2	"
Flax.....	12.7	"
Rye.....	23	"
Peas.....	18.6	"

It must be borne in mind that no general attempt is made to grow grains other than wheat for profit, so that oats are sown in many cases too late and with conditions altogether against a large yield, though individual farmers, under proper conditions, secure 60, 80 and as high as 100 bushels per acre. Flax has yielded 22 to 25 bushels per acre, but it is usually sown on ground unfitted for anything else, and usually on new breaking, and generally too late to secure a good yield.

MUCH LAND YET AVAILABLE.

From the statements made above as to the fertility of the lands included in the Red River Valley, it would be supposed that every available acre would be occupied, either by tillers of the soil or breeders of stock. Such, however, is not the case. There are to-day awaiting settlement, hundreds of as fine farms as can be found on top of the ground. Fully a half million acres of land—a tract of country thirty miles by fifty—is yet available for cultivation. Fifteen hundred farms of 320 acres each, which can each year, at the average of 1901, yield 3,500 bushels of the best wheat grown on this planet, from cultivation less than one-half their area, are waiting the coming of the husbandman to give up their riches. There was a time when this land was offered free by the government to actual settlers, in compliance with regulations which stipulated the erection of buildings and the cultivation of a proportion of the land, but those days have long since passed. There is at the present time practically no free grant land. Indeed, so great has been the thrush of immigration into Western Canada for the past three or four years, that there is very little homestead land to be had anywhere in the province, and what there is, is either poor in quality or remote from market. All the land that the incoming settler may acquire will have to be bought from the present holders. But nowhere in America can such lands be bought at such prices as at the present time in the basin of the Red River, and nowhere else will so small an outlay of capital and labor produce results so marvellous. Whether to those looking for a farm, or those looking for an opportunity for investment, the Valley lands offer advantages that cannot be combined to such a degree in any other section of this continent. Land can be bought in the choicest locations of the Valley at prices ranging from \$5 to \$16 an acre. Lands in Iowa, not their equal in fertility, range in value from \$60 to \$100 per acre. The average crop of the Red River Valley for the past eighteen years—the whole time that records have been kept—has been 20 bushels per acre. The average of other regions that boast of their wheat-producing powers look insignificant in comparison. Dakota's average is thirteen bushels to the acre. Minnesota's

is fourteen bushels and a half. Wisconsin's is a bushel less than Minnesota; Iowa and Nebraska's average are both between eleven and twelve bushels. So, with Iowa land costing six times as much as that of the Red River Valley, its average crop is only 60 per cent. of that raised in Manitoba. Manitoba's average constitutes a record among the wheat growing sections of the American continent. Let it be remembered, too, that the figures cited above are averages. If individual yields were quoted, they would tax the credulity of those unacquainted with the wealth of Western Canadian lands. In the Arnaud district, on the eastern side of the Red, one farmer, Mr. D. McKinnon, has grown 45 bushels of wheat to the acre. Mr. B. F. Erb, who resides in the same district, averaged 45 bushels to the acre in 1895, over a large portion of his crop! In order to properly appreciate statements like these, it would be well, to compare these yields with the average of the intensely cultivated farms of England, where more is spent on artificial manures for a single season than would suffice to pay the whole cost of the land in the Red River Valley. There the average yield, under a system of forced farming, is 27 bushels to the acre—but one-third more than Manitoba's average, and only a little more than half of such yields as those cited above.

CAUSES OF LOW PRICES.

Many are the reasons that can be adduced to account for the low values at which land is held in the Red River Valley. The fundamental reason is, that land prices are regulated, as are the prices of every other commodity, by the law of supply and demand. Lord Selkirk offered to sell more than half the land in the present Province of Manitoba for \$50,000 in 1811, "owing to its remoteness." When there is an abundance of land and but few people, it can be bought for a song; when a contrary condition prevails, and population is dense, land values mount skyward. That is the reason that business lots in the heart of London are worth their area covered with five dollar gold pieces. The application of this truth to lands in the Canadian West is obvious. Here in Canada there is much land and few people. The Dominion has a larger area of land than the United States, with but one-twelfth of her population. The republic has 76,000,000 people. Canada has 6,000,000. Their public lands are practically exhausted. The Anglo-Saxon is born to become a land-owner. It is one of the instincts of his nature to acquire some plot of earth that he may call his own. Those who possessed the land in the States found the demand keen and the supply limited. As an inevitable result, prices appreciated. In Canada that condition does not prevail to nearly the same extent, and in consequence prices are advancing with much less rapidity. There are, however, abundant evidences that the upward tendency of land values has come to Canada. Already the past two or three years has witnessed sharp advances, and it needs but the passage of time and the increase of population to send Canadian prices soaring as high as American. Even at the prices being paid by the States, Red River lands are a far better investment, for the returns are from fifty to a hundred per cent. greater.

But, in addition to the general cause given above, there are some local reasons to account for the present and past prices of Red River Valley lands. These are intimately connected with the past history of the Red River Settlement, and, while a complete explanation of them would be too lengthy to be within the scope of this article, they may be briefly summarized.

SOME LOCAL REASONS.

When the expedition under Lord Wolseley came west in 1870 to quell the Riel insurrection, and the whole of the "Great Lone Land"—and it was then properly called—passed under the jurisdiction of the federal government at Ottawa, one of its first acts was to give a free grant of a quarter section of land (160 acres) to the men of the expeditionary force. Practically all this land was taken up in the vicinity of Winnipeg, and along the Red River, for the reason that all the rest of the prairie country was a terra incognita to them. Nearly all of the soldiers disposed of their land certificates—in many cases for a song—and returned east. The purchasers held the land, and in many cases could not dispose of it, as new settlers could have all the land they wanted for nothing by fulfilling the requirements of the homestead law. Then, too, much of the land was reserved for halfbreed claims. Each halfbreed was entitled to a grant of 240 acres, as extinguishment of his right in the lands of the West, when it was taken over by the Dominion government. The document given to each halfbreed set forth the holder's right to locate on any government land open for homesteads. These papers,—“scrip” as they are called.—were bought up by speculators, and applied to the lands of the Valley, and in consequence, there was no free land available for settlers in that locality, even had settlers decided to locate there. The stream of immigration, therefore, poured into the central, western and southwestern parts of the province. As the Red River lands were still unoccupied, while all other parts of the province were filling up, the conviction became prevalent among the settlers who had no knowledge of the facts, that the lands in question were not settled because they were not desirable. The railway companies, too, who had huge grants of land in the west, are responsible in no small degree for directing the tide of immigration to the west of the province and the Territories. The further west immigration went, the longer distance would the railway company have to haul their wheat and their cattle to market, and the greater would be the sums paid to the company for the freight on their incoming supplies. Nearly every immigrant and settler went first to Winnipeg, where he expected to govern his future movements largely by the information he received locally. In every case the advice was "Go West!" and west the newcomer usually went, though he had already passed over as fine land as he could secure, did he tramp the whole continent to discover its superior.

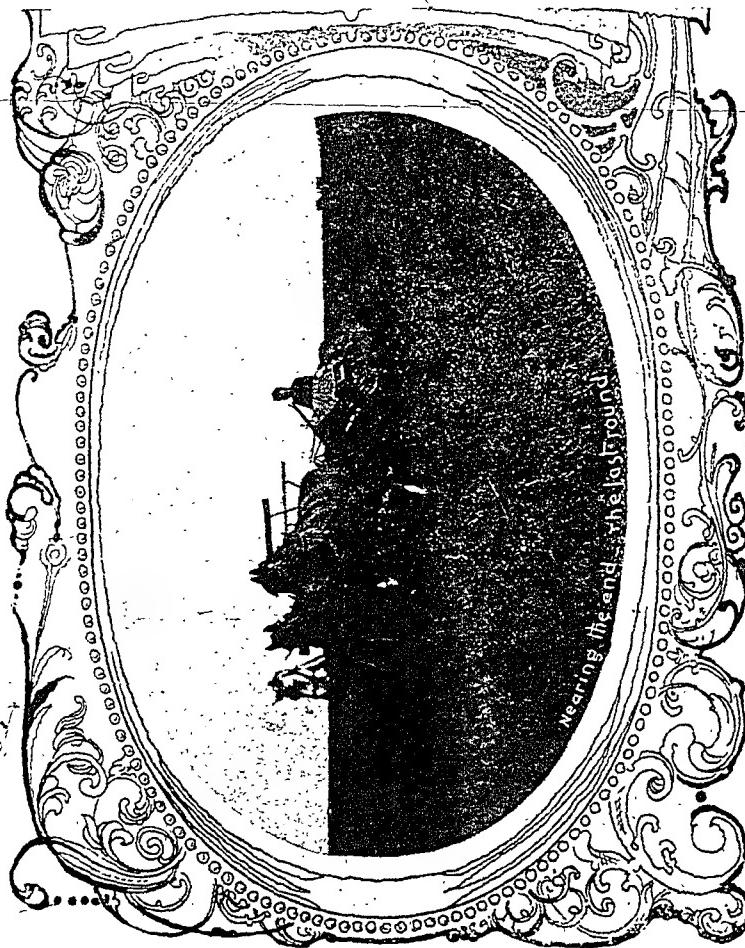
SOME MARKED ADVANTAGES.

Among the numerous advantages that the Red River settler has over his fellows located further west, are some that are very material. First of all, his freight rates to the seaboard are less than theirs. He can ship his wheat and his cattle to the markets of the old world for an appreciable sum less than they. Five cents a bushel less freight to pay to Liverpool means that the grain buyer can afford to pay five cents a bushel more for a Winnipeg farmer's wheat than he could if he had to pay the railway company for hauling it from say, Edmonton. The farmer receives the same benefit in another direction. The merchants of the towns of the Red River can get their merchandise in from the east at less rates than their competitors have to pay further west. The difference in freight rates means a difference in the selling price of the goods, and this means money saved to the purchaser. Then, again, the farmers of the Red River have the advantage of the best local market in the Canadian West. The city of Winnipeg is in daily

need of pork, eggs, butter, poultry, beef, cheese, and other farm products, and the demand is not glutted as it often is at country points, where farmers have to rely on what dealers can realize on their products after sometimes long shipments. The farmers of the Valley have found Winnipeg to be a most profitable local market, prices frequently ranging from ten to twenty-five per cent. higher for farm produce than if it were sold for shipment. Another advantage that the Red River Valley settler will have in the near future is in the increased navigation that will shortly take place on the Red. With the complete removal of the obstructions to navigation at St. Andrew's rapids,—which the Dominion government is now proceeding with—the river will be used as a highway to transport the varied resources of the country lying around Lake Winnipeg. This is at present almost totally undeveloped. Enough is known of it, however, to make it certain that a very large and valuable tract will then be opened up, and the Red River will be largely used to transport the products of the various districts through which it flows from point to point. It seems certain that at no distant date, fleets of river steamers will ply regularly on the Red, as they do at the present on the Nelson and the Mississippi.

NEW IMMIGRATION MOVEMENT.

It is about four years ago that the attention of capitalists and others was attracted to the possibilities of the Red River district, after its long season of neglect and comparative retrogression. While a number of Winnipeg real estate men had never wearied of preaching at the folly of going so far from markets, when such land was lying idle within a few miles of the city, their words had but little effect in diverting the stream of immigration steadily flowing westward. At that time, too, several of the speculators who had for fifteen or twenty years held land bought at high prices during the "boom," despaired of making their own out of the property, and the parcels were put up for auction by the municipalities at tax sales. As an instance of the loss suffered by some of these concerns, three-quarters of a section are pointed out, near Dufrost, which eighteen years ago cost an eastern land company \$9,000. Taxes were paid thereon for many years. Nobody would buy the land at any price, for the Red River lands were considered almost worthless by people who had never examined them. Finally these quarter sections were sold for the taxes! While so large a proportion of the country was in the hands of speculators, necessary municipal improvements were neglected and in a few years the Valley certainly suffered by comparison with the hustling enterprise shown by other districts in the province. About four years ago, these speculators and land corporations became tired of holding on to land that had cost them so much, and which were almost unsaleable, and began to unload their holdings for whatever they would bring. They hoped that, by selling some parcels at low prices, it would create a spirit of purchase, and that they would be able to realize better on the balance of the property, and, in any case, they would be the sooner out of a losing speculation. The result amply justified the wisdom of their conduct. Quarter sections that were offered at \$250 were quietly bought up by existing settlers to enlarge their holdings. But, though there was a slight movement, it was not till American capitalists became interested that the demand for land became general. Several visitors from the republic saw the lands, saw that they were superior in quality to lands fetching twenty times the price in the States; saw, too, the opportunity for successful speculation, and at once commenced to buy. The faith of Canadians in these lands was confirmed by this keen demand on the



Hearing the sentinel the lost is found

Manitoba Harvesting Scene, 1901.

part of the Americans, and they in turn, commenced to invest in the long neglected lands of the Red River basin. Since that time there has been a steady business in real estate in this region, and an equally steady appreciation in the value of the lands. Land companies were formed, and acquired large blocks of splendid farming lands. Some were bought at incredibly low prices, enabling the owners to sell at a figure which, while leaving them a handsome margin of profit, also permits them to give the purchaser unrivalled farm properties at prices that almost compel investors to purchase.

PRICES RUSH UPWARD.

The way in which prices have appreciated throughout the Red River country reads like the story of a boom in a mining camp. Five years ago land could be bought in the White Plains for 50 cents an acre. To-day it is held at \$15. South of Dufrost is the farm of Leon Tantrault. He paid \$450 for 240 acres. He put three strands of wire fence around 160 acres, built a house that cost \$100, broke 120 acres, and this year refused \$2,500 for it. J. R. Cote, of St. Malo, bought 240 acres two years ago for \$350. He made no improvements and sold it for \$725 this summer. Another farmer of Dufrost bought 220 acres, east of the station. He paid \$1,000 for it, took off one crop, which realized \$800 and sold it for \$2,000, after keeping it eighteen months. The present owner, H. H. Hall, has been offered and refused \$2,750 for it. L. D. Smith bought a quarter section near Arnaud last January for \$400 and sold it in August for \$1,040. C. Prefontaine, of St. Pierre, east of Carey Siding, bought 240 acres from the municipality of De Salaberry for \$1.50 an acre, and sold it inside of six weeks for exactly double what he had paid for it. Dan. A. Sullivan, also of De Salaberry, bought the N. E. 1-4 of 1-4-3, for \$450, and, without making any improvements, sold it two months ago for \$1,200. The farm on which Mr. Sullivan now lives he bought three years ago for \$2.75 an acre, and he has refused \$12.00 an acre for it. Michael Scott, of Emerson, purchased a quarter section from the provincial government for \$4.80 two years ago. He sold it this summer for \$1,120. G. Parent, of Letellier, bought between 6,000 and 7,000 acres at very low rates—between 80 cents and \$1.00—and refused to sell at \$3.00 an acre this spring. L. Barnaby bought a section two years ago from Osler, Hammond & Nanton, for \$2.50 an acre. He sold it this season for \$3,000—a clear gain of \$1,400. Lands that were sold for the bare taxes have been resold in a few weeks at \$3 per acre, and sold again for \$6 in a few days. One piece of land is pointed out which was transferred five times last year, and the consideration of the fifth transfer was exactly four times that given for the first.

These remarkable increases in price cannot be considered as in any sense a "boom." Even at the enhanced prices at which the lands are at present held, there is the certainty of a return from the soil that makes it a gilt-edged investment. Even without cultivating the land, or erecting buildings, it is growing in value daily. Good farm lands in other parts of the province sell for considerably over \$20 an acre. At the sale of school lands at Carberry last year one unimproved section, with neither fences nor buildings, sold at \$28 an acre. The Red River farms will assuredly, ere long, be worth as much as this.

THE RED RIVER.

The Red River of the North, as it is often called to distinguish it from the important affluent of the mighty Mississippi, is in many re-

spects one of the most remarkable streams in America. It drains the great watershed that lies like a wedge between the Laurentian system on the east, the second prairie steppe on the west, and the basin of the Mississippi on the south. In and out it winds the links of its long red chain,

"Through dusky leagues of pine land
And gusty leagues of plain,

as Whittier has it; but in spite of its serpentine twisting, its general course is steady and straight for the North Pole. For five hundred miles, from Minnesota to Lake Winnipeg, it flows, and six hundred miles north of that, it finally finds rest in the chilly waters of Hudson Bay. It is

"A full fed river, winding slow
By herds upon an endless plain."

It passes through some of the richest land in the world. On its banks are to be found as fine farms as any on the continent. Awaiting the coming of the husbandman are fertile plains that will yield him a competence. Dakota farmers in the Red River section are regarded as possessing some of the best agricultural properties in the States. The nearer the mouth of the river is approached the wider and richer becomes the valley. The Dakota Red River farms, fertile as they undoubtedly are, are inferior in many respects to those easily obtainable in the Canadian valley.

A little over one hundred miles of the course of the Red River lies in Canadian territory. On the west it is joined by the Pembina—the ancient river which drained the pre-historic Lake Souris, formed by the melting of the ice that lay hundreds of feet deep on the second steppe—the Morris River, the La Salle, and the Assiniboine. The direction of the Pembina and Assiniboine is eastward, indicating the general slope, but the La Salle and Morris run in a more southerly direction, and show a local fall in the direction of their currents. On the east bank the Red receives several streams, none of them of great volume. Their general direction is from southeast to northwest. They include the Roseau, the two branches of the Red and Cook's and Devil's Creeks. Most of these have their source in the Laurentian formations to the east, in the Lake of the Woods district. In various parts of the land on either side of the Red River are marshy tracts, which will be more fully dealt with in a later portion of this article. For the rest, the valley is a level plain, broken on the east by the outcropping of the Laurentian formations, and to the west by the Pembina Mountain, and the chain of low elevations that mark the beach of the ancient Lake Agassiz.

THE VALLEY'S GEOLOGY.

An enquiry into the causes of the fertility of the Red River Valley will of necessity take the mind back to that far off epoch when "the earth was without form and void." At that distant geological period a subsidence of the original continent brought the sea into the central part of the present land area, so that its waters covered perhaps all of Manitoba. The advance was slow and represents a great lapse of time. Along the margin of the sea the waves and currents broke up and carried away the loosened parts of the former land surface.

That this sea remained for a long time is evident from the great thickness of the limestone laid down over its bed. After the lapse of another geologic period the land rose. It probably presented a very

even surface sloping to the southwest. Along the eastern margin there was a line of cliffs, and in front of this a line of lakes or a river system—the forerunner of the present Red. Again the land sunk or the water rose, but not to nearly the same extent. A muddy shallow sea flowed over the land, and deposited, during its submergence, a thick strata of silt. Then came its final emergence from the waters, and the country assumed somewhat of its present character. But there followed radical climatic changes. Colder winters and cooler summers were succeeded by a long continuous winter in which all natural drainage was stopped, and there gradually accumulated a vast thickness of ice and snow. Warmer conditions finally returned, and the great mass of snow began to melt towards its margin. The vast amount of debris carried along by the ice was left in great heaps, and these are evident to-day throughout the valley in the form of boulder clay. This arctic stream flowed to the south, through what is now Lake Traverse, to the Mississippi. It could not flow in the natural direction of its slope, to the north, as all outlet to Hudson Bay was prevented by the, as yet, unmelted and unpenetrable barrier of ice. When this was melted, the stream resumed its northward current. As the level of the glacial lake fell, the present lake basins became defined and reached their present dimensions.

The effect on the value of the farming lands of the valley of this former lake is of great moment. The general boulder clay covering, which the northern part of this continent has received, produces some fine farming land, but when this material has been sifted, and all its finer constituents spread out over a particular area, none but the finest land can be expected in that area. This is precisely what occurred in the Red River Valley. The country in its borders received an enormous amount of sediment, especially from the west. The great valleys worn down through the clay rocks of the western steppes by streams like the Assiniboine, are proof that this rich earthy material has been carried by the streams, and deposited in the region south of the Lakes. An especially thick deposit would be expected at the mouths of all these streams, and particularly of the delta in front of the mouth of the Assiniboine, which at one time carried the water of the Saskatchewan River while the latter was ice-dammed at the north. The Pembina River, too, which, as before noted, was the outlet of the glacial Lake Souris, brought down a very heavy deposit and fertilized the whole of the territory northward from Emerson to the Silver Plains. It will thus be seen that the soil wealth of the Red River Valley is the product of ages of geographical change. The wonderful productions remarkable in the delta of the Nile and the Sunderbunds of the Ganges are due to the rich ooze brought down by these streams. The phenomenal yields in the valley of the Red that yearly tax the credulity of farmers in less favored localities, are due to the same natural action and processes as the famous portions of India and Egypt mentioned above, the only difference being that, in the case of Manitoba, these changes occurred centuries ago. The advantage of this is seen in the climate Manitoba enjoys. While the Egyptian or Indian rice growers on the sea fronts of the Nile or Ganges, are constant victims to fever and other malarial diseases, the Manitoban enjoys a climate that is one of the healthiest in the world.

THE MUNICIPAL SYSTEM.

Perhaps it would not be too much to say that the municipal system prevailing through the Red River Valley, as through all Manitoba, is the best hitherto designed, and is a model, both in its conception and administration. Each municipality is divided into wards, and each



Manitoba Wheat Stacks, crop of 1901.

ward elects annually councillors, by property qualifications, the ballot being extended to both sexes who own property, resident or non-residents, and the council, which is presided over by the reeve, who is also elected annually, has the entire control and management of all purely local affairs. It levies taxes for the maintenance of roads, bridges and other public improvements, and for the support of the schools within its borders. This system of taxation is radically different from that of the States, in that no improvements or personal property is liable—the land only being assessed in rural municipalities. Land is assessed equitably, according to its agricultural value and its distance from market. Land that is vacant or not cultivated is taxed equally with that of which every acre is tilled. No tax is levied on barns, residences, live stock or machinery, on wearing apparel or personal belongings in rural municipalities. In towns and cities only are buildings and business stocks taxed. From \$10 to \$15 is the average tax for all purposes on a quarter section—160 acres. This includes the taxes levied for the support of schools.

The assessment is usually made on a two-thirds valuation.

EDUCATIONAL SYSTEM.

While the municipal system has all the advantages of simplicity of design and effectiveness of administration, the educational system is equally efficient and admirable. The schools are all under government control, the curriculum is broad, the teachers are well trained, and the school buildings and equipment all that can be desired. The cost of education is derived from (1) the government grant, payable semi-annually in proportion to the number of teachers employed and the number of days the school has been kept open; (2) the general school tax, levied on the whole of the municipality, and (3) the special school tax, which varies in the different school districts the municipality contains. The cost of erecting schools is paid by debentures, issued by the elected trustees of the district, and are usually repayable in twenty years. The liability decreases each year, a portion being paid off by the proceeds of the special tax annually. One-eighteenth of the "Fertile Belt" was set apart by the Dominion government at the time of the original survey, for school purposes, and the proceeds of the sales of these lands will constitute a fund to assist educational work. Nor is the higher education neglected, for the province has a university that ranks high among American institutions of the kind. Throughout Manitoba there is the keenest interest taken in educational matters, and every child has the opportunity of receiving a really excellent scholastic training.

A few figures compiled from the returns of the provincial department of education may serve to throw a side light on the enormous strides that Manitoba has made in recent years. In 1871 the school population was 817. To-day it is 65,000. In 1883 the average attendance was 5,064; to-day it is 25,000. In 1883 there were 246 teachers in the province. Now there are about 1,500. There is one teacher for every 240 people, or one for every 40 of a school population. The aggregate value of the school property of the province is about 1,100,000, or over \$4.00 a head of the entire population, a condition of things to be envied by many an older country.

THE CLIMATE.

The climate of the Red River Valley resembles that of the province generally, being very agreeable and preferred by the settlers to that of

Eastern Canada or the States. Manitobans do not experience the wet, sleet days that accompany the winters of Eastern Canada, nor in summer the hot winds and cyclones that make residence in some of the States unpleasant and dangerous. Spring begins with April, and the growth is so fast as to be phenomenal. The soft maple trees will grow five feet in a single season. The summer days have more of brightness and sunshine than any other spot of a lower latitude on the continent, while the autumn season is as delightful as can be imagined. The bluffs are decked in almost every conceivable color, brilliant orange, crimsons of every shade, russets and browns of every tint and greens that are the despair of the artist. The dreamy Indian summer, when the rolling-prairie-is-enveloped-in-an-autumnal-haze, when the yellow stubble fields gleam in the dusky light, is a season that all Manitobans love, and that will remain for ever in the memory of those who have once witnessed it. Snow does not usually fall till December, sometimes as late as Christmas, and this gives the farmer time to finish his threshing, market his thousands of bushels of the best wheat grown in the world, and to put his land in a condition for the crop of the following year. The winters are by no means discouraging. The air is crisp and dry, and a temperature of 25 degrees below zero, or even lower, is less uncomfortable in the dry air of the west than in the moist-laden atmosphere of the Atlantic coast. This is the unvaried testimony of all who have lived in both climates. The weather during the winter, too, is steady, the variations usual to the east being unknown. The province does not suffer from the droughts that in the more southern localities do such damage. The average rainfall is over 14 inches, and the snow fall 62 inches. It will be seen that ample moisture is assured for the growing crops.

RAILWAY FACILITIES.

In nothing is the transformation of every phase of life in the west more apparent than in the improvement of means of transportation. The day of the Red River cart and the "prairie schooner," familiar to the settlers of the 80's, have long since past. The province as a whole has exceptional railway facilities, and the Red River Valley in particular is as well supplied with railroads as many of the older states. In the twenty municipalities referred to more particularly in this article, there are no less than 540 miles of railroad. A summary of the mileage is presented below :

C. P. R.—	Miles.
Main line west	40
Main line east	61
Emerson branch	66
Stonewall	40
West Selkirk	23
Pembina	74
South Western	35
<hr/>	
C. N. R.—	
South Eastern	84
Emerson branch	65
Portage branch	35
Morris-Brandon branch	20
<hr/>	
Total	543

There are, in addition, several other railroads contemplated. The Morris, Portage & Midland has a charter to build northwest from

Morris, through the municipality of Macdonald, with a branch to Carman. The Canadian Northern is reported to be about to utilize the old Hudson Bay road, and extend it to Oak Point, on Lake Manitoba, where they propose to establish a holiday resort. From the tabulated statement of railroads in the Red River Valley district given above, it is a simple mathematical calculation to discover that the valley has one mile of railroad for each eight square miles of territory. It is doubtful if any country so recently settled as is Manitoba can show a record in railway construction equal to this.

CUSTOMS.

Under the Customs Tariff of Canada a *bona fide* settler may bring into Canada, free of duty, as "Settlers' Effects," the following articles, viz.:

Wearing apparel, household furniture, professional books, implements and tools of trade, occupation or employment, which the settler has had in actual use for at least six months before removal to Canada; musical instruments, domestic sewing machines, carts and other vehicles and agricultural implements in use by the settler for at least one year before his removal to Canada, not to include machinery or articles imported for use in any manufacturing establishment or for sale; provided that any dutiable article entered as settler's effects may not be so entered unless brought with the settler on his first arrival, and shall not be sold or otherwise disposed of without payment of duty, until after two years' actual use in Canada.

CATTLE QUARANTINE IS ABOLISHED.

STOCK FROM THE UNITED STATES.

Live stock, when imported into Manitoba or the North-West Territories by *bona fide* intending settlers, shall be free, until otherwise ordered by the Governor-in-Council, subject to the following regulations made by the Honorable Comptroller of Customs:

EACH SETTLER IS ALLOWED one animal of neat stock or horses for each ten acres of land purchased or otherwise secured.

One sheep or swine for each acre so secured.

If horses and cattle are brought in together, one animal allowed for each ten acres so secured.

If sheep and swine are brought in together, one animal for each acre so secured.

If horses, cattle, sheep and swine are brought in together, the same proportion to be observed.

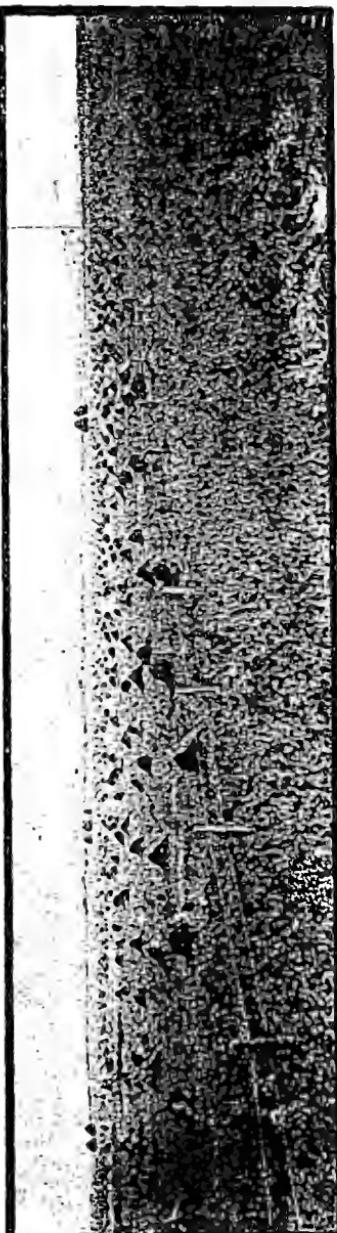
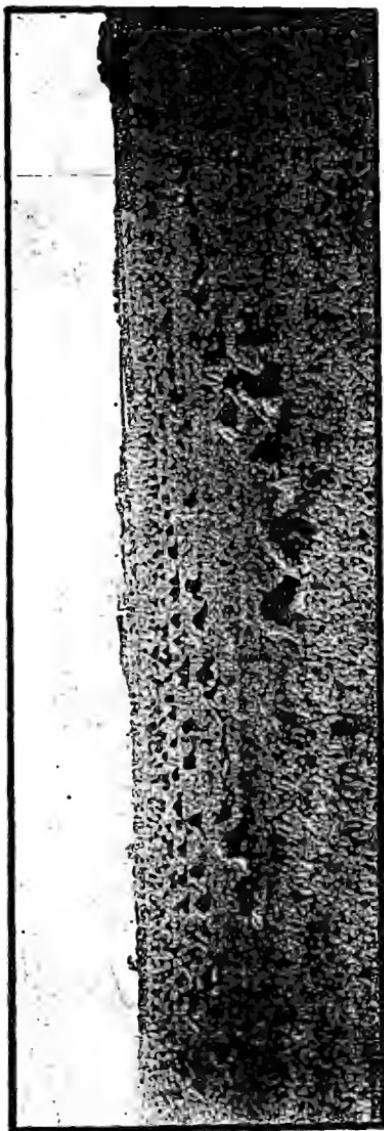
The operation of the above regulations is limited to 320 acres.

SUCCESSFUL SETTLEMENT IS THE BEST ADVERTISEMENT A NEW COUNTRY CAN HAVE.

We ask every settler into whose hands this circular falls, to send one to a friend. More attention will be paid to one circular enclosed in a letter from a friend than to one thousand sent out by an advertising agency.

By helping our friends to a home we help ourselves to the social intercourse and comforts of compact settlement. Our lands are listed very low, and terms so liberal that any industrious man may secure a home, and at the same time get the benefit of the increase in values that is sure to follow the settlement of good land.

HINCH & SON,
CARMAN.



Manitoba Farm Scenes.

IMPROVED FARMS.

HINCH & SON, Carman, Manitoba, have for sale the following list of improved farm properties, all situated in well settled districts, convenient to schools, post offices, churches, railways, towns and elevators—all A1 farms, (Red River Valley lands), in the famous Carman district, where crop failures are unknown. First class titles.

All correspondence has prompt attention.—Write or wire when you are coming, we'll meet you at train. Inspection facilitated free of charge.

HINCH & SON,

PRICE.	NO.	DESCRIPTION.
\$ 2200 00	—287	Surburban lot, 3- $\frac{1}{4}$ mile from Carman; large house, barns, and stables, with 14 acres of land. Easy terms of payment.
\$ 3500 00	—287	160 acres just adjoining the above; 80 acres seeded to timothy; 20 acres stubble, 60 acres good oak wood.
\$ 5500 00	—288	320 acres; 240 acres cultivated, balance splendid hay land; 2 miles from Carman. Two small frame houses, large, story and a half; log stable, large frame stable; property all fenced; 2 splendid wells. \$2000 cash, balance on easy terms.
\$ 3700 00	—289	240 acres; one mile from station; 105 acres cultivated; stable; frame shanty, 22x18; all A1 land; \$1000 cash, balance in two equal annual payments, with interest.
\$ 2640 00	—81	240 acres, a mile and a half from station, and elevator; 100 acres newly broken and backset; good well; small buildings; \$600 to \$1000 down, balance to suit at 7 per cent.
\$ 3200 00	—244	320 acres, three and a half miles from station; 50 acres broken; \$200 to \$500 cash, balance to suit.
\$ 8000 00	—128	320 acres, half a mile from Carman; 105 acres seeded to timothy, balance under cultivation; one and a half story house; one and a half story frame stable and granaries; good well, with windmill; \$2000 cash, balance \$1000 per year, with 7 per cent. interest.
\$25 per acre	—255	480 acres, four miles from station, and elevators; 440 acres cultivated, 40 acres pasture, fenced, through which runs Tobacco Creek; large frame house; stables granaries; 320 acres plowed ready for crop, balance newly broken; \$2000 cash, balance to suit at 6 per cent.
		This property can be sold at \$22 per acre, \$7000 cash.
\$ 3000 00	—256	240 acres, a mile and a half from Elm Creek town and elevators; 165 acres broken; good well; \$1000 cash, balance in three payments, with interest at 6 per cent.
\$ 2800 00	—257	160 acres, a mile and a half from Rosebank elevators; 96 acres cultivated, balance all arable land; \$1000 cash, balance to suit, interest 7 per cent.

PRICE. No.

DESCRIPTION.

- \$17 per acre—258—320 acres, three miles from Culros station; 136 acres broken and backset; small buildings; good well; abundant supply of water; \$500 cash, and \$500 per annum, interest 6 per cent.
- \$ 3000 00—259—160 acres, five miles from town of Morden; all fenced; all under cultivation; one mile and a half from school; good neighborhood; good water; one-third cash, balance to suit.
- \$ 1300 00—65—160 acres, half a mile from station, one mile from school; all fenced; 12 acres cultivated; nice bluffs for shelter; sandy loam soil, light scrub; log house and stable; good well; \$300 down, balance to suit at 7 per cent.
- \$ 4000 00—263—160 acres, three and one-half miles from Carman, one mile from school; splendid neighborhood; all cultivated; 30 acres seeded to timothy; good well; soil new and clean; house 14x24, addition 10x12; story and a half granary, 16x20; stables, 14x40; \$2000 down, balance in four years, interest 7 per cent.
- \$ 2880 00—266—320 acres, seven miles from station; 35 acres broken and backset; \$700 cash, balance in five payments, interest 7 per cent.
- \$14400 00—266—720 acres; splendid neighborhood; five miles from two stations; 525 acres cultivated; splendid deep Artesian well; pond, 50x100 ft., 10 ft. deep; a story and a half frame house, with addition; stable room for twenty horses; three small granaries, with grain elevator (horse power), 27x31, and 25 ft. high; one mile from good school; \$5000 00 cash, balance in four payments, interest 7 per cent.
- \$ 7250 00—267—640 acres, half a mile from station; 280 acres cultivated; 40 acres fall plowed; small house, stable and granary; good well; never failing spring and creek running across the property; an excellent section for mixed farming; good producing, sandy loam soil; a few patches of scrub; \$500 cash, balance \$300 per annum, interest 7 per cent.
- \$ 2240 00—268—320 acres; all arable land, except 20 acres good hay land; 14 acres broken; black sandy loam soil; very little scattered scrub; three and a half miles from station; \$200 cash, balance \$200 yearly, interest 6.
- \$14000 00—271—640 acres, five miles and a half from growing town elevators; 450 acres cultivated; large, story and a half frame house, eight rooms, with stone basement; good cellar, furnace, cistern sink, etc.; one story and a half frame horse stable, 30x70; large cow stables and granaries; Artesian well, with windmill; property all fenced, and divided into fields; good neighborhood, close to schools, etc. The N. W. or the S. W. 1-4 might be sold separate from the others at \$3000. Terms, half cash, balance at 7 per cent.

PRICE.	NO.	DESCRIPTION.
\$ 3000 00	—271	—160 acres; 100 cultivated; good house and frame stable; good water; splendid neighborhood; half a mile from P. O., five miles from station on new railway. Terms, half cash, balance to suit.
\$ 6000 00	—118	—480 acres, 1-1/4 mile from elevators; across the road from school-house.—Part of the property could be sold for town lots, as the town is extending in that direction; 185 acres cultivated; splendid deep well, good supply, first class water, also shallow well; a story and a half log house, 18x24; log stable, 20x54; story and a half frame granary, 16x30; property all fenced and in good shape; fine quality black sandy loam soil, clay subsoil; patches of light scrub on the uncultivated portion; \$1500 to \$2000 cash.
\$ 2400 00	—118	—240 acres; clay loam, clay subsoil; all open prairie; 80 acres broken; small frame buildings; Government drain passes through the property; six miles and a half from Oakville station.
\$ 3000 00	—272	—240 acres, two miles and a half from station; 45 acres cultivated; in good neighborhood; good graded road past property; half cash, balance to suit.
\$ 3000 00	—228	—160 acres, mile and a half from Carman; 125 acres cultivated; small frame house and stable; \$500 to \$1000 cash, balance to suit; \$1250 may remain on mortgage for five years.
\$ 7200 00	—228	—320 acres; all cultivated; three and a half miles from Sperling station; in splendid neighborhood, convenient to school and P. O.; story and a half log house, 16x20, addition, 12x18; granaries, 20x32 and 24x20, frame and log, with stables, 12x32 and 12x24; good well. Property is leased for this year for half crop, put in the elevator; purchaser derives this benefit; \$1000 cash, balance in five payments.
\$ 3200 00	—228	—240 acres, 115 acres broken and backset; stable, 16x24; house, 12x16; good well; only two and a half miles from station; \$1000 cash, balance on easy terms, interest 7 per cent.
\$ 2500 00	—57	—160 acres, three and a half miles from Carman; 80 acres cultivated; good one and a half story frame house, with kitchen addition; good stables, granary, milk house, etc.; two good wells; \$400 to \$500 cash, balance to suit.
\$ 4500 00	—273	—240 acres, 200 acres cultivated; small house, granary and stables; splendid clay loam, with clay subsoil; one of the best districts in Manitoba; three miles from railway, convenient to school; good water.
\$ 4500 00	—274	—160 acres; all cultivated, 20 acres seeded to timothy, 55 acres fall plowed; new, one and a half story frame

REAL ESTATE AND FINANCIAL AGENTS. , 25



Winnipeg Stock Yards.

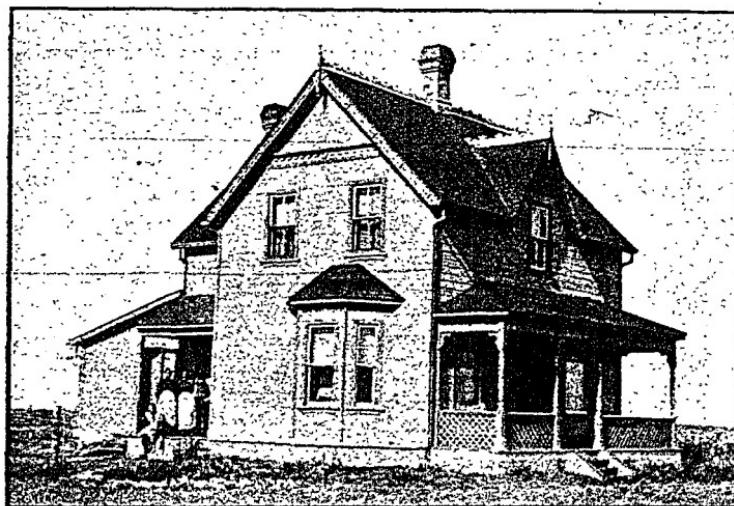
PRICE.	NO.	DESCRIPTION.
		house, 20x22, and 12x16, stone foundation; story and a half stable, 16x24, and granary, 16x24; cow stable, 12x24, one story; close to school; three and a half miles from Carman.
\$ 5500 00	—185	320 acres; 50 acres cultivated; a mile from Rosebank elevators; good neighborhood.
\$ 5000 00	—275	320 acres; three and a half miles from Bay View siding, six miles from Carman; 180 acres cultivated; a story and a half log granary, 18x22; one story frame house, 16x20; frame stable, 14x20; log story and a half stable, 18x22; stables, 14x18 and 15x18; hen house, 10x12; the Boyne river runs through this property and there is plenty of wood for purchaser's use; \$2,000 to \$3,000 cash, balance on mortgage at 7 per cent.
\$ 7200 00	—276	480 acres; 385 cultivated; 200 plowed ready for crop; good story and a half frame house, 18x22, addition, 12x22, on stone foundation, nicely finished and painted; story and a half granary, 18x24; log and frame stable for 24 horses; splendid well in the cellar of the house; buildings nicely sheltered by bluffs of trees; 40 acres fenced for pasture; is a mile and a half from Elm Creek elevators. These parcels can be sold separately at \$3600 for each 240 acres; \$1000 cash on each parcel, \$1000 on 1st October next, balance in three or four years, or to suit.
\$ 5000 00	—290	480 acres; fine open prairie land; 45 acres broken; frame shanty, 14x18, and stable, 24x28; good well; nine miles from station.
\$1 per acre	—277	320 acres; 250 cultivated, (30 acres new breaking, 40 summer-fallow, balance in stubble, 20 acres pasture fenced); A1 well and spring; clay loam, clay subsoil; stone house, story and a half, 22x26, with good cellar; story and a half frame granary, 18x36, stone foundation; buildings nicely painted; story and a half log stable, to hold ten horses. This desirable property is four and a half miles from Fairfax (two elevators), and eight miles from Elgin; 1-2 mile from P. O., two from school, churches, etc.
\$ 2800 00	—279	160 acres; 50 acres broken, 25 ready for crop; small buildings; good well; only one mile from school, three and a half from Carman; good neighborhood; \$1300 cash, balance to suit purchaser at 5 per cent.
\$ 3500 00	—280	320 acres; four miles from Carman; good producing, black sandy loam soil; 160 acres cultivated; 110 acres fenced for pasture; story and a half frame house, 16x22; log stable for 20 head of cattle; hen house, 16x18; story and a half log granary, 16x18; one story log granary, 16x18; log hog pen, 16x16; three good wells, with pumps complete; good neighborhood; good school just across the road; \$1000 cash, balance to suit purchaser at 6 1-2 per cent.

PRICE.	NO.	DESCRIPTION.
\$ 1800 00	—285	—320 acres; good black sandy loam soil, light scrub; 35 acres broken ready for crop; two and a half miles from station, one mile from good school; \$500 cash, balance in three payments, with interest at 6 per cent.
\$ 3000 00	—285	—240 acres; two miles and a half from station, 140 acres ready for crop; story and a half house, 20x24, and 12x16; granary, 8x16; log stable; two good wells; property partly fenced; \$750 to \$1000 cash, balance in three or four payments at 7 per cent.
\$ 4000 00	—286	—320 acres; 50 summer-fallow, 140 newly broken; 1-2 mile from Fannystelle station and elevator; \$1400 cash, balance in eight annual payments at 5 per cent.
\$22000 00	—149	—1558 acres; all fenced; adjoining White Plains station, with frontage of 3-4 of a mile on the Assiniboine river; good bush on the river front, shelter for buildings, etc.; good house and excellent stable; buildings worth about \$4000; 320 acres cultivated, 1300 can be plowed, balance first class hay land; \$7000 cash, balance on mortgage at 6 per cent.
\$ 5500 00	—291	—320 acres; 180 acres cultivated, 40 acres fenced, 75 acres fall plowed ready for crop; 100 acres good arable land uncultivated; large frame house, 12x28, and 12x12; story and a half log stable, 26x18; frame granary, 12x24; abundant supply of water; adjoining Rosebank station and elevators.
\$ 7800 00	—292	—488 acres; 370 acres cultivated, 473 acres arable land, 15 acres scrub, 100 acres fenced for pasture; three good wells; story and a half log house, 24x18, addition 12x27; log stables, 24x20 and 20x20; log house, 25x25, and workshop, 10x12, all shingled roofs; \$4000 cash, balance to suit purchaser at 7 per cent.
\$15 per acre	—293	—2000 acres; eight farms; 850 acres cultivated; most of these farms lie from one mile to half a mile from Fannystelle station; most of these farms, largely improved with buildings, will be sold en bloc or in two farms 1200 and 800 acres respectively; good sets of buildings and wells for each.
\$ 2000 00	N. E. 25-7-5	—160 acres; 65 acres cultivated; frame house, 12x16; stable, 16x24; splendid well, A1 water; all open prairie, nice bluff for shelter; all fine arable land, black sandy loam with clay subsoil; 1-2 mile from Banrsley station; \$500 to \$1000 cash, balance to suit.
\$ 4500 00	W. 1-2. 2-7-1	—320 acres; 280 acres cultivated; small frame house and stable; splendid graded road, close to Scratching river; half a mile from new station; near school and post office; 1-4 cash, balance in five payments.

PRICE.	NO.	DESCRIPTION.
\$ 6400 00	Section 8-7-3 W.—45 acres broken; two and a half miles from Homewood station; all open prairie land; this is a splendid investment, and ought to sell for \$15 per acre inside of six months; \$1000 to \$2000 cash.	
\$ 1800 00	S. E. 23-7-5 W.—160 acres; two miles from station; 75 acres cultivated; all fenced; open prairie land; two good wells; frame stables for six horses; log cow stable; a story and a half frame house, with kitchen-addition; \$500 to \$800 cash, balance to suit.	
\$ 5000 00	294—320 acres; 200 acres cultivated, 80 acres fenced for pasture; 1-4 mile from railway siding; small house, stable, story and a half, 26x28; granary, 18x26, story and a half; cow stable, 18x26, one and a half story; three good wells, one in stable; \$500 or \$600 cash, balance to suit.	
\$ 3300 00	294—160 acres cultivated; log house; small stable; good well; one half cash; one mile from Carman. This property adjoins No. 228, and can be sold together, making an elegant farm of 320 acres.	
\$ 5000 00	S. 1-2 19-7-4 W.—200 acres cultivated; 80 acres fenced for pasture; unfailing springs and creek; two good wells; story and a half house, 18x26, addition 16x20; log stable, room for 40 head of cattle; story and a half log granary, implement shed, root house, hog pen, log stabling for 16 horses. An ideal farm for mixed farming. Half a mile from Barnsley station, half a mile from school, post office, etc. Farm all fenced with oak posts and two strands wire; fine bluff of trees for shelter to buildings, balance open prairie; fine vegetable garden and small fruits; \$1000 to \$1500 cash, balance to suit.	
\$ 3500 00	150—160 acres; all newly broken, 100 acres backset ready for crop; frame stable for eight horses; three miles and a half from Homewood station; \$1000 cash, \$1200 in a year, balance in eight yearly payments with interest at 5 per cent.	
\$ 4000 00	150—160 acres; all cultivated, 40 acres fall plowed; good frame, one and a half story house, 16x18; frame stable for eight horses; sod stable for eight horses; granary to hold 1500 bushels; good well, pump, etc.; one mile from railway siding; \$1000 cash, \$300 yearly till paid, at 7 per cent. interest. This property is one of the most desirable in Manitoba, close to school, and in thickly settled district.	
\$ 8800 00	880 acres; a mile and a half from Fannystelle; could be sold as one farm or divided in two or three; 70 acres cultivated; nicely fenced; small frame house and stables for eight horses; good water; 840 acres elegant arable prairie land; 40 acres best quality hay land; splendid neighborhood; railway runs across the land, where siding could be arranged for if desired.	



STEVENS

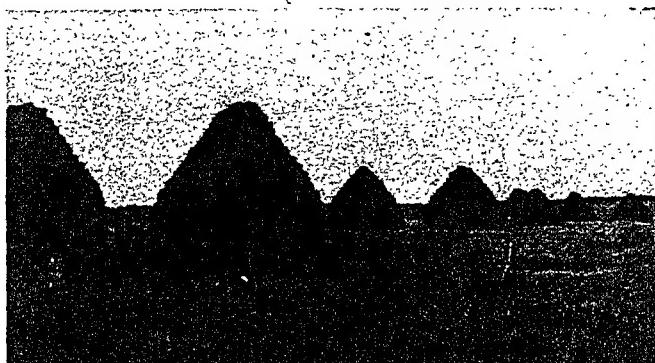


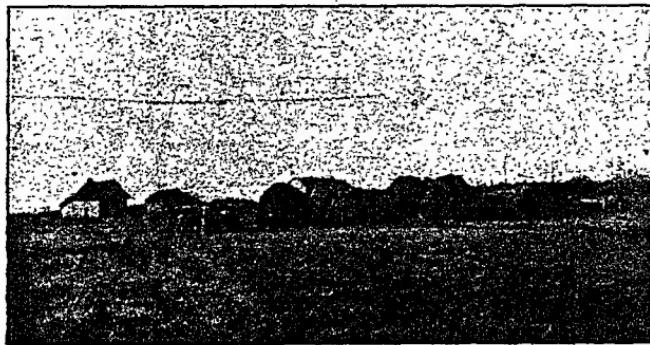
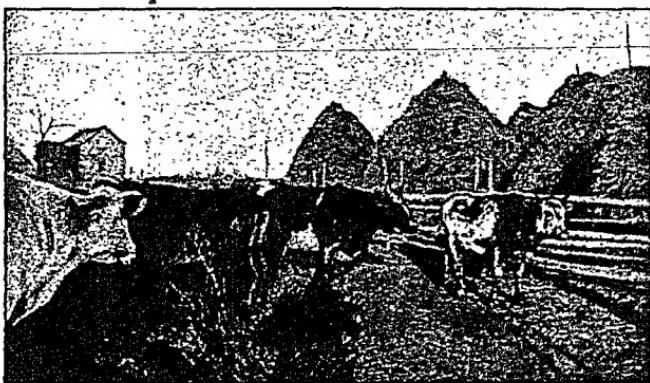
Typical Manitoba Homes.

PRICE.	NO.	DESCRIPTION.
\$10.50 per acre—76—	1000 acres adjoining Osborne station; 165 acres cultivated; good buildings (insured for \$700); easy terms.	
\$12.50 per acre—640 acres;	two half sections to be sold in one farm or divided; 60 acres broken out each half section; small house, stable and good well; fine open prairie, clay loam soil; two miles from railway siding; near school.	

We are authorized to sell the above improved farms at prices quoted until 15th March. Write us quick, giving number, price and description. We will wire or write promptly. One of our firm has twice visited the States on invitation from American delegates to Manitoba, selling large tracts on each occasion. We have parties from Iowa, Minnesota, Dakota and Michigan almost daily, who invariably buy up to the extent of their means. The type of settlers coming to Manitoba are, generally speaking, *of the best*. A large proportion are Canadians who left Canada years ago and settled the Dakotas and other states. These are now selling out and returning to Canada (Manitoba) in great numbers; also thrifty Norwegians, Germans and native born Americans and Manitobans, and this applies especially to the district in which we have lands for sale (the Carman-Winnipeg district). In the outlying districts are colonies of Mennonites, Galicians and Doukhobors, who are rapidly becoming assimilated, and bid fair to be valuable acquisitions to our population when they have adapted themselves to their environments and adopted methods and customs imbibed from the great liberty and freedom of our Western civilization.

HINCH & SON,
CARMAN, MANITOBA.



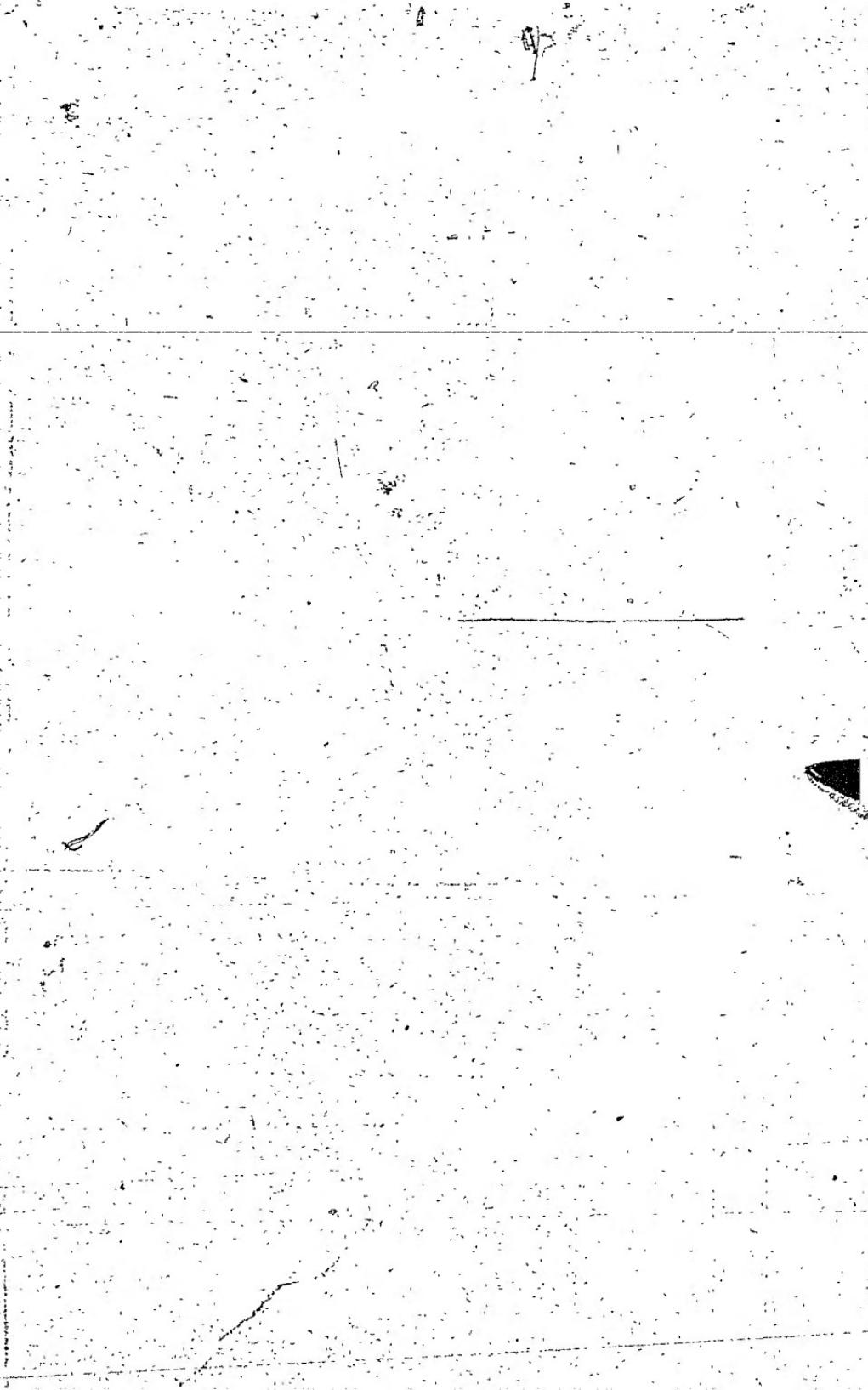


Farm Scenes in Manitoba.

HINCH & SON, CARMAN, MANITOBA.



Manitoba Harvesting Scene, 1901.



HINCH & SON

CARMAN, MANITOBA

Real Estate and Financial Agents

WE have lists of all available lands for sale within a radius of 50 miles from Carman or Winnipeg, direct from the owners, at lowest prices on easy terms of payment. * Our teams are driving daily over some part of the district. * We personally know most of the lands we have for sale, and can drive you direct to any of them without delay, or give you accurate information about them. * We sell lands on a commission basis of 5 per cent. * * * *

References:

* THE NATIONAL TRUST COMPANY *

Winnipeg, Manitoba

* BANK OF HAMILTON, Carman, Manitoba *